



PLANNING

GREENSBORO BOARD OF ADJUSTMENT

The following requests have been received and will be considered at the next meeting of the **Greensboro Board of Adjustment** which is scheduled for **Monday, May 22, 2017 at 5:30 p.m.** in the Council Chambers of the Melvin Municipal Office Building.

- I. APPROVAL OF MINUTES
- II. SWEARING IN OF STAFF
- III. CONTINUANCES/WITHDRAWALS
- IV. OLD BUSINESS

- 1. VARIANCE

- (a) BOA-17-15: **400 MUNSTER AVENUE** Esmeralda Garcia-Parra requests a variance from a required average front setback. **Variance:** A recently constructed front porch encroaches 10 feet into a required average front setback of approximately 32 feet. The porch was constructed 22 feet from the front property line. This request was continued from the April 24, 2017 meeting. Zoning-R-5 (Residential Single-family), Section 30-7-1.4, Cross Street - Tipperary Drive.
- (b) BOA-17-16: **3307 MILL SPRING COURT** Sanna Festa requests a variance from a required rear setback. **Variance:** A proposed rear sunroom addition will encroach 3.6 feet into a required 15-foot rear setback. The addition will be 11.4 feet from the rear property line. This request was continued from the April 24, 2017 meeting. Present Zoning-R-3 (Residential Single-family), Table 7-1 and Section 30-7-3.2(L), Cross Street - Cardinal Wood Drive.

- (c) BOA-17-17: **31 FLAGSHIP COVE** Anthony and Liselott Allen request a variance from a minimum pool separation requirement. **Variance:** A proposed pool will encroach 5 feet into a 10-foot separation requirement from an existing house. This request was continued from the April 24, 2017 meeting. LDO Section 30-4-6.6 and UDO Section 30-5-2.82, Present Zoning-PUD (Planned Unit Development), Cross Street - Bass Chapel Road.
- (d) BOA-17-18: **213 GREEN VALLEY ROAD** Mohsen Abbaszadeh requests a variance from a required rear setback. **Variance:** A proposed rear storage/carport addition will encroach 19 feet into a required 30-foot rear setback. The addition will be 11 feet from the rear property line. This request was continued from the April 24, 2017 meeting. Present Zoning-R-3 (Residential Single-family), Table 7-1, Cross Street - West Wendover Avenue.
- (e) BOA-17-19: **807 LONGVIEW STREET** Catherine McCormack requests a variance from a required average front setback. **Variance:** A proposed front porch will encroach 24.15 feet into a required average front setback of approximately 57.5 feet. The porch addition will be 33.35 feet from the front property line. This request was continued from the April 24, 2017 meeting. Present Zoning-R-5 (Residential Single-family), Section 30-7-1.4, Cross Street - Sherwood Street.

2. INTERPRETATION

- (a) BOA-17-20: **2737 HORSE PEN CREEK ROAD** Derek Allen, Attorney for Buchanan Builders of North Carolina, LLC requests an interpretation concerning an ordinance requirement that his client must provide a vehicular cross-access easement on his property at the time of development. This request was continued from the April 24, 2017 meeting. Section 30-9-3.10, Present Zoning-CD-O (Conditional District-Office), Cross Street - Talmaga Lane.

V. NEW BUSINESS

1. VARIANCE

- (a) BOA-17-21: **2109 LAFAYETTE AVENUE** Marius and Hilary Andersen request a variance from a required average front setback. **Variance:** A proposed single-family dwelling will encroach 13.23 feet into a required average front setback of 63.23 feet. The house is proposed to be constructed 50 feet from the front property line. Present Zoning-R-5 (Residential Single-family), Section 30-7-1.4, Cross Street - Country Club Drive.

2. SPECIAL EXCEPTION

- (a) BOA-17-22: **2 WOODLEA RIDGE COURT** Deborah King, Property Owner, and Roy Purnell, Applicant request a Special Exception as authorized by Section 30-8-10.1(B) to allow a family care home separation encroachment from the current one-half mile development spacing standard. **Special Exception:** A previously approved family care home is 1,098 feet from another family care home (6 or less persons) located at 3221 Edenwood Drive when 2,640 feet is required. The previously approved Special Exception was granted under the Unified Development Ordinance (UDO), which did not permit the transfer of a Special Exception to another applicant. Present Zoning-R-5 (Residential Single-family), Cross Street-Elm-Eugene Street.

VI. OTHER BUSINESS

VII. ACKNOWLEDGEMENT OF ABSENCES

Interpreter services are available at no cost in accordance with Title VI.

Servicios de intérpretes están disponibles sin costo de acuerdo a la ley del Título VI.